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Instructions for Accessing EIV System Data for Multifamily Housing Programs

Section I. Introduction

The Enterprise Income Verification (EIV) system is a web-based system that contains tenant wage and benefit data for use by owners and management agents (O/As), service bureaus, and contract administrators (CAs). The data is used to assist HUD's business partners in accurately determining tenant income ("income verification") in order to calculate the amount of subsidy to be paid on behalf of the tenant for a unit in a HUD assisted project.

This document is divided into four sections and explains: 1) the EIV system; 2) how to apply for access rights to the EIV system as a Coordinator or a User; 3) how to obtain a Web Access Secure System (WASS) user ID and/or WASS Coordinator role; and 4) how Coordinators assign User applicants a User Role for contract(s) or property(ies).

Section II. Applying for Access to the EIV System

A. WASS User ID, EIV Access Authorization Requirements, and Coordinator/User Roles

1. WASS User ID

In order to apply for access to the EIV system, you must have a WASS User ID: HUD ID (H-ID), Contractor ID (C-ID), or External User ID (M-ID) and, for EIV Coordinator Applicants only, a WASS Coordinator Role. If you have been using the Tenant Assessment Subsystem (TASS), your WASS User ID is the same ID you used to access TASS. If you do not meet these requirements, see Section III. Obtaining a WASS User ID and/or Upgrading to a WASS Coordinator Role for instructions. HUD will validate your WASS ID and review your application for access to EIV data to ensure you have the authority to view sensitive tenant income data.

2. EIV Access Authorization Requirements

If you are applying for EIV Coordinator access authorization rights, you must complete the *Coordinator Access Authorization Form (CAAF)*. HUD will approve EIV Coordinator access to the EIV system based upon review of the EIV Coordinator's CAAF. Once you have received an email confirmation of your EIV role (HSC) assignment, you will need to assign the EIV role (HSC) to the property(ies) or contract(s) to which you need EIV access. You will make this assignment in the same way you would in assigning a property(ies) or contract(s) to your EIV Users. See **Section IV**.

Assigning EIV User Role and the EIV User Role to Property(ies) or Contract(s), Part 2 for instructions on making such assignments.

If you are applying for EIV User access authorization rights, you must complete the *User Access Authorization Form (UAAF)*. The EIV Coordinator will approve EIV User access to the EIV system based upon review of the User's UAAF and need for access. As previously stated, EIV Coordinators will make the property(ies) or contract(s) assignments to EIV Users.

Both forms include Rules of Behavior and a User Agreement signature page and can be found at Multifamily Housing's EIV website at: http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/eivhome.cfm.

3. Coordinator/User Roles

To assist you in determining which form to submit, the following table identifies external EIV system users, User ID types, EIV roles, and functionality for each user type.

System Users	User ID Types	EIV Role	Functionality
Coordinator	M-ID	HSC	Perform the User Certification function for certain Business Partner users under their jurisdiction.
			Perform the User Certification Report function for all the Business Partner users under their jurisdiction.
			Perform the User Maintenance function for all the Business Partner users under their jurisdiction.
			View the wage and benefit history and income discrepancy reports for the contracts and projects assigned in WASS.
User	M-ID	HSU	View the wage and benefit history and income discrepancy reports for the contracts and projects assigned in WASS.

B. Submitting and Maintaining CAAFs and UAAFs

1. Submitting CAAFs and UAAFs

The following tables indicate who must sign and submit the CAAF to the HQs Multifamily EIV Team for assignment of EIV access authorization rights to Coordinators or the UAAF to the EIV Coordinator for assignment of EIV access authorization rights to Users.

a. EIV Coordinator Applicants

Coordinator Type	Authorization Requirements
Property Owner	Complete, sign, and submit the CAAF to the HQ Multifamily EIV Team for assignment of EIV Coordinator access authorization rights.
Management Agents and Service Bureaus	Complete, sign, and submit the CAAF to the HQ Multifamily EIV Team for assignment of EIV Coordinator access authorization rights, AFTER written receipt of owner approval. All CAAFs, with owner letters of approval attached, must be properly maintained on-site and are subject to audit at any time.
Contract Administrators	Complete, sign, and submit the CAAF to the HQ Multifamily EIV Team for assignment of EIV Coordinator access authorization rights. CAs requesting Coordinator access authorization rights must have prior written approval from the authorized CA official.

WARNINGS:

- (1) DO NOT ASSIGN EIV ACCESS AUTHORIZATION RIGHTS TO YOURSELF OR TO YOUR STAFF. HUD CAN DETERMINE IF EIV ACCESS RIGHTS ARE SELF-ASSIGNED OR ASSIGNED BY SOMEONE OTHER THAN HUD HEADQUARTERS STAFF AND WILL REMOVE SUCH ACCESS UNTIL THE PROPER FORMS ARE SUBMITTED AND PROCESSED.
- (2) The CAAF must be accurately and fully completed for EIV access authorization rights to be granted.

Once you have completed the form, you must submit a copy of the form to the HQs Multifamily EIV Team in PDF format or in a compressed picture format such as GIF or JPG by email at: Mf_Eiv@hud.gov or by fax at: (202) 708-3104. Any questions can be directed to the HQs Multifamily EIV Team at (202) 708-0120. (This is not a toll-free number.).

NOTE: The HUD Headquarters Multifamily EIV Team is only temporarily set up to assign access authorization rights to EIV Coordinators. It is expected that the Multifamily Helpdesk will eventually assume the role of assigning and re-assigning access rights to EIV. Please check Multifamily Housing's EIV website at: http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/eivhome.cfm regularly for updated instructions prior to submitting your form.

b. EIV User Applicants

User Type	Authorization Requirements
Owner support staff; management agent support staff; contract administrator support staff; and service bureau support staff	Complete and sign the UAAF, which must also be signed by the EIV Coordinator, who will assign the EIV User access authorization rights.

EIV Coordinators determine who will be EIV Users. <u>DO NOT SEND THE</u> <u>COMPLETED UAAF TO THE HQ MULTIFAMILY EIV TEAM FOR ASSIGNMENT OF</u> <u>EIV ACCESS AUTHORIZATION RIGHTS.</u>

To get **EIV User** access, complete the UAAF, sign it and submit it to the EIV Coordinator, who may be the owner, the management agent, or the Contract Administrator, who will also sign the form and return the form to you after assigning EIV User access to you.

2. Maintaining CAAFs and UAAFs

All CAAFs, along with owner approval letters, and UAAFs must be kept on file and made available for review by HUD during an annual Management and Occupancy Review (MOR) or audit.

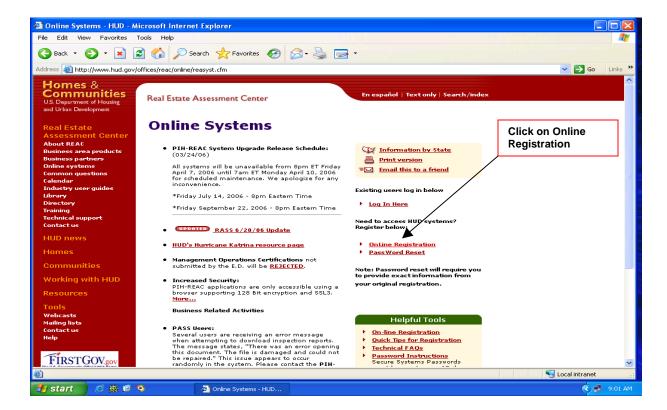
Section III. Obtaining A WASS User ID and/or Upgrading to a WASS Coordinator Role

If you do not have a WASS User ID, you need to follow the instructions under A. below before you can apply for access to the EIV system.

NOTE: If you have been using TASS, your WASS User ID is the ID you used to access TASS. If you are applying to be an EIV Coordinator and have a WASS User ID but do not have a Coordinator role in WASS, you need to follow the instructions in B. below.

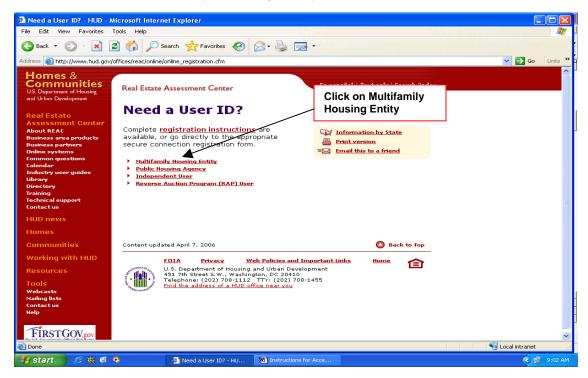
A. Obtaining a WASS ID

- Step 1: Go to: http://www.hud.gov/offices/reac/online/reasyst.cfm
- Step 2: Under "Need access to HUD systems? Register below:", click on "Online Registration."



Step 3: The results will bring you to the "Need A User ID?" page: http://www.hud.gov/offices/reac/online/online_registration.cfm.

Step 4: Click on "Multifamily Housing Entity"



Step 5: This will bring you to the "Secure System Registration" page:

https://www11.hud.gov/public/wass/public/participant/partreg_page.jsp

Step 6: Complete the secure systems registration application.

Step 7: After filling in the application, click on the "**Send Application**" button. The request for WASS User ID will be processed in WASS and then will be sent to your organization for approval.

Secure Systems	Secure Systems Registration	<u></u>				
	MULTIFAMILY Coordinator and User Registration					
	To apply for a System Coordinator ID , check the "Coordinator" radio button, fill out the form below, and click Send Application when you are through. Upon verification of the information below, an ID will be assigned and mailed to the CEO of the HUD-registered entity specified below. The password will not be disclosed, so make sure you remember it!!!					
	To apply for a regular User ID , check the "User" radio button, fill out the form below and click Send Application when you are through. Upon verification of the information below, a user ID will be assigned, and the System Coordinator of the HUD-registered entity specified below will retrieve the user ID. The password will not be disclosed, so make sure you remember it!!!					
	And remember: Warning! Missuse of Federal Information at this Web site falls under the provisions of Title 18, United States Code, section 1030. This law specifies penalties for exceeding authorized access, alteration, damage or destruction of information residing on Federal Computers.					
	Application Type Coordinator ⊙ User ○					
	Coordinator O User O					
	First Name: Middle Initial: Last Name: Social Security Number:					
	Organization Information: Provide the name of the HUD-registered Organization or Individual you represent Provide the Tax Identification Number or Social Security Number of the HUD-registered Organization or Individual you represent. Do not enter dashes.					
	Specify whether the HUD-registered entity you represent is an Organization or an Individual Organization/Individual Name::					
	TIN/SSN:					
	Organization O Individual O					
	Provide your e-mail address.					
	 Include your e-mail user name, the @ sign and [servicename.com/edu/org/net/etc.]. For example: jsmith@aol.com, johndoe@adv.org, hfdb84a@prodigy.com. 					
	E-mail Address:					
	Choose a Password.					
	You will enter your password each time you use this service. Your password should be 6 characters in length and should be comprised of letters and numbers (for example, brad83). Do not use punctuation or special characters. Important: Your password will be recorded					
	EXACTLY as you type it, so make a note if you enter in upper and lower case.	Click on Send				
	Password:	Application				
	Re-enter Password for Verification:					
	Mother's Maiden Name.					
	 Please provide this information for future verification when processing password reset requests. 					
	Mother's Maiden Name:					
	Send Application Clear Fields Content updated April 7, 2006					

B. Upgrading to a WASS Coordinator Role

An EIV Coordinator applicant who has a WASS ID, but is not a WASS Coordinator, must fax a letter to the attention of WASS at 202-485-0280 providing the M-ID, the tax ID and asking to be upgraded to a WASS Coordinator. The letter must be on company letterhead and signed by the owner.

If you need further guidance and information about applying for a WASS ID or WASS Coordinator Role, contact the Real Estate Assessment Center (REAC) Technical Assistance Center (TAC) team at 1-888-245-4860.

Once you receive confirmation of your WASS ID or, for Coordinator applicants only, your Coordinator role in WASS, you may apply for either EIV Coordinator or User access authorization rights. The CAAF and UAAF can be found at the new Enterprise Income Verification (EIV) System for Multifamily Housing Program Users web page at: http://www.hud.gov/offices/hsg/mfh/rhiip/eiv/eivhome.cfm. On the EIV System for Multifamily Housing Program Users web page, click on the link to the "Coordinator Access Authorization Form" or "User Access Authorization Form", as appropriate.

Section IV. Assigning EIV User Role and the EIV User Role to Contract(s) or Property(ies) by the EIV Coordinator

Once EIV Coordinator access authorization rights have been assigned, your new role as an EIV Coordinator will allow you to do any Coordinator action for those contracts or properties for which the owner of the property or contract has previously granted access to you. You will have roles, as specified in **Section II. Applying for Access to the EIV System**.

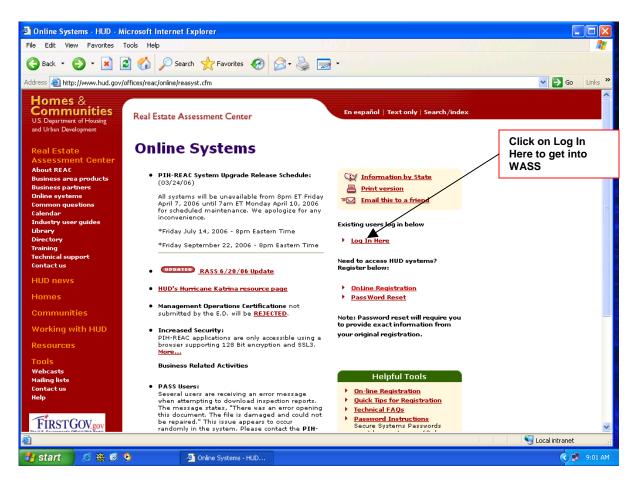
Before starting the process of assigning the EIV User Role and then the EIV User Role to contract(s) or property(ies), you (the EIV Coordinator) should make sure that the applicant EIV User applicant has read and understands the EIV Rules of Behavior that is part of the UAAF. The copy of the form signed by the User and the Coordinator must be maintained onsite for review during an MOR or audit except if the User is a CA or service bureau staff person, it must be maintained in the User's office.

Assigning EIV access authorization rights to EIV User applicants is a two-part process. First, you must assign the EIV User Role to the EIV User applicant; and second, you must assign a contract(s) or a property(ies) to them. If it is an **O/A or service bureau**, you must assign a property(ies) to them using the **Property Assignment Maintenance** function. If it is a **Contract Administrator**, you must assign a contract(s) to them using the **Assistance Contract Assignment Maintenance function**. The assignment of the EIV User Role and contract/property assignments are discussed below.

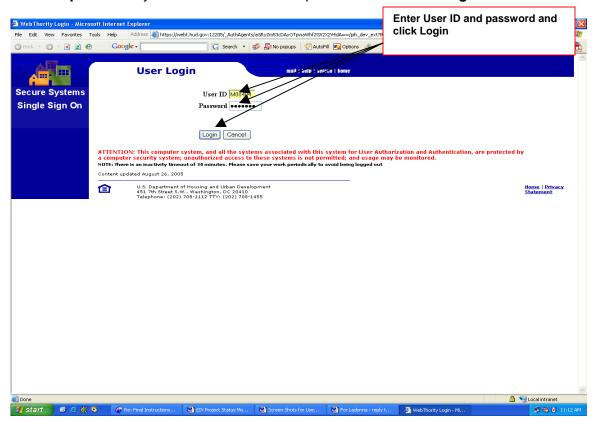
Part 1. Assign EIV User Role to the Users

Step 1: Log into WASS via HUD's Online Systems page at: http://www.hud.gov/offices/reac/online/reasyst.cfm

Step 2: Click on "Log In Here"



Step 3: Enter your WASS User ID and password and click "Login".



After logging into WASS, you (the EIV Coordinator) will come to the Main Menu screen.

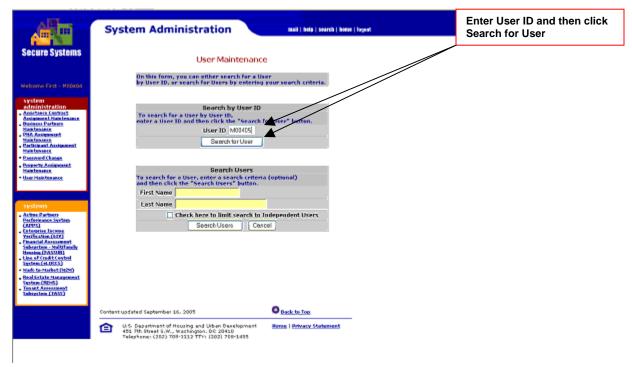


Step 4: On the navigation panel to the left, under System Administration, click on "User Maintenance."



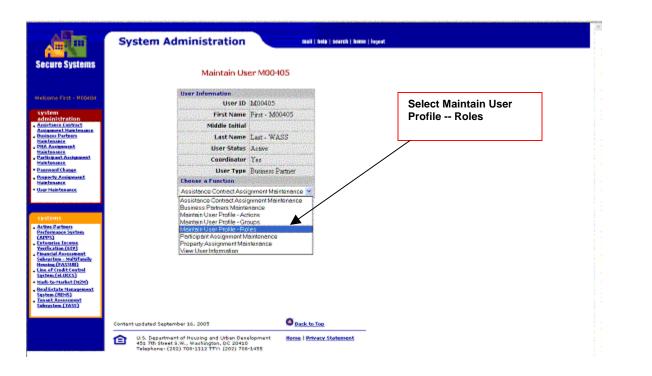
The result will bring you to the User Maintenance screen.

Step 5: Enter the User ID of the EIV User Applicant to Search for the EIV User Applicant and Click on "**Search for User**"

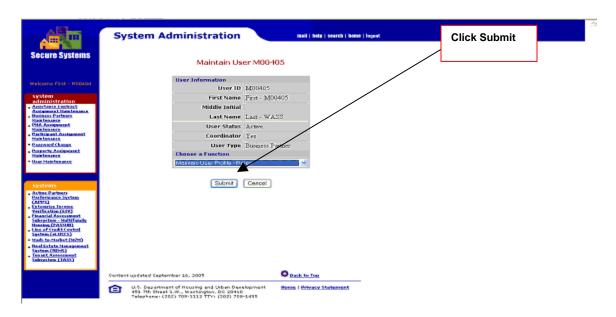


The result will bring you to the Maintain User screen.

Step 6: Under Choose a Function, select the "Maintain User Profiles – Roles" function.

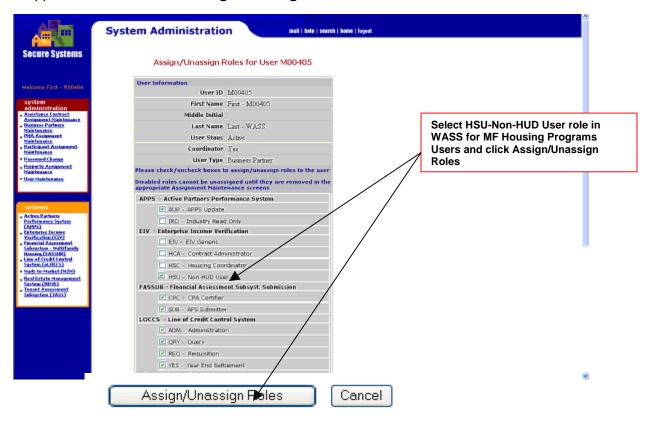


Step 7: Click "Submit."



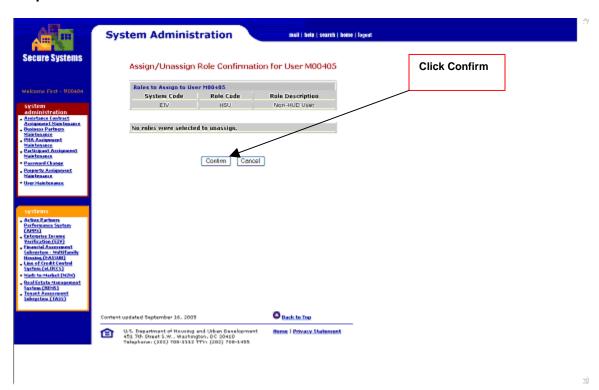
The result will bring you to the Assign/Unassign Roles for User screen.

Step 8: From the Assign/Unassign Roles for User screen, under EIV – Enterprise Income Verification, select the **HSU – Non-HUD User**" role for the selected EIV User Applicant and then click "**Assign/Unassign Roles**".

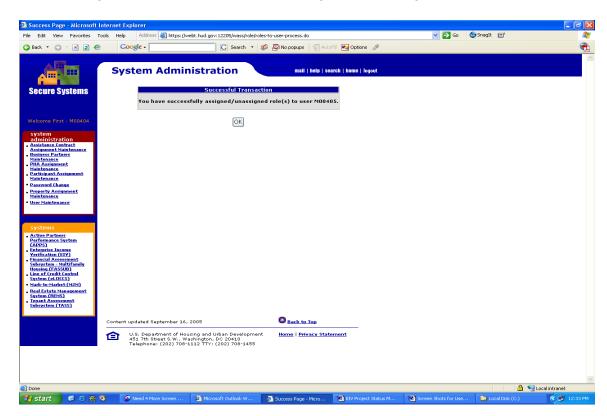


The result will bring you to the Assign/Unassign Role Confirmation for User.

Step 9: Click "Confirm"



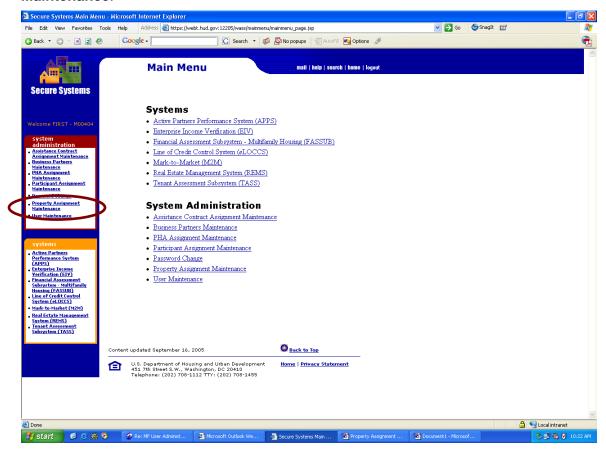
The resulting screen will show successful assignment/unassignment role(s) to user.



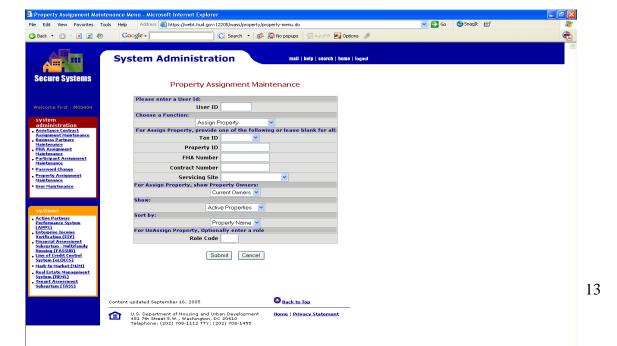
Part 2. Perform the Contract(s)/Property(ies) Assignment to EIV Users

A. Property Owners, Management Agents, and Service Bureaus

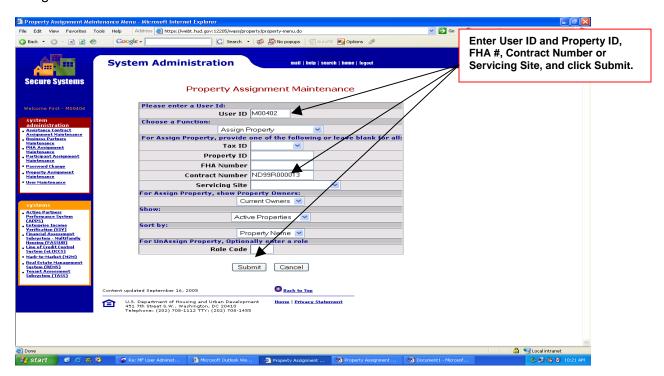
Step 1: On the navigation panel to the left, click on "**Property Assignment Maintenance**."



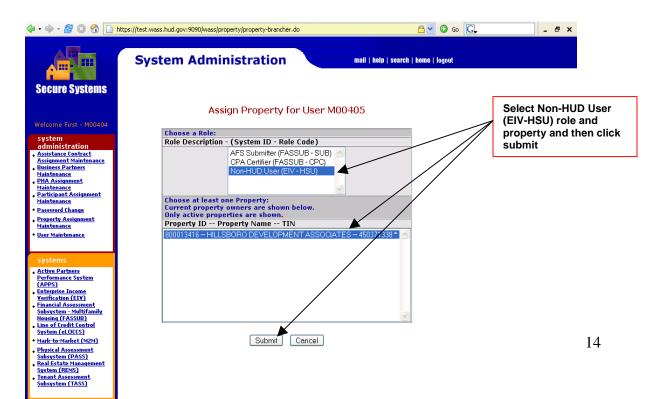
The result will bring you to the Property Assignment Maintenance screen.



Step 2: Enter the User ID and select from the Tax ID, Property ID, FHA Number, Contract Number (or) Servicing Site to which the EIV User Applicant needs to get the assignments and click on "**Submit**" button.

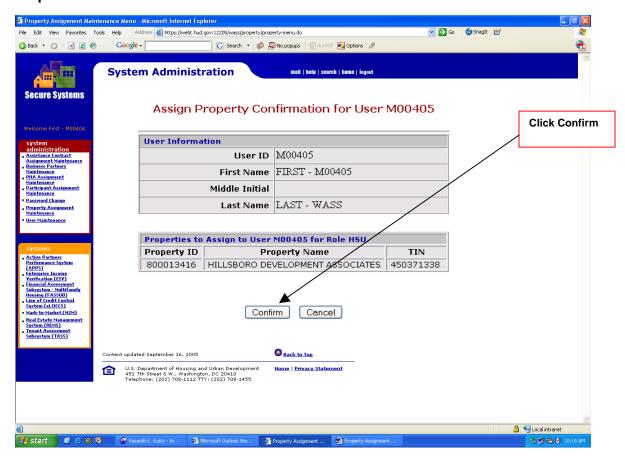


Step 3: Select the **Role** that is assigned to the EIV User Applicant and the **Property(ies)** from the list provided and click "**Submit**". EIV Coordinators must assign to the EIV User Applicant only those properties listed on the UAAF, under **Part 1. Access Authorization, E. Portfolio**. To assign all properties, highlight the first property and hold down the shift key while scrolling down to the bottom. To assign one or more properties in a list, hold down the Ctrol key while clicking on each property.

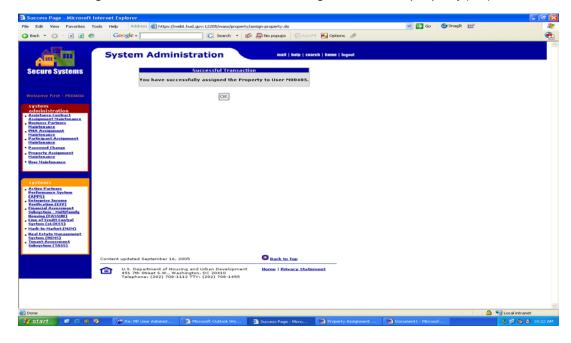


The result will bring you to the Assign Property Confirmation for User screen, which displays the confirmation of the assignment, as shown below, and the property(ies) information to which the user with the specified role has been assigned in WASS for EIV.

Step 4: Click "Confirm"



The resulting screen will show successful assignment of the property(ies) to user.



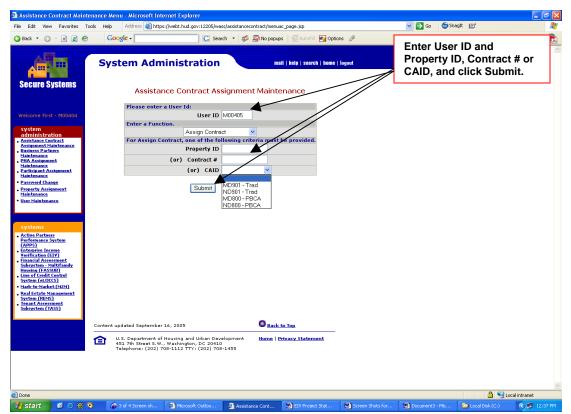
B. Contract Administrators Only

Step 1: On the navigation panel to the left, click on "Assistance Contract Assignment Maintenance."



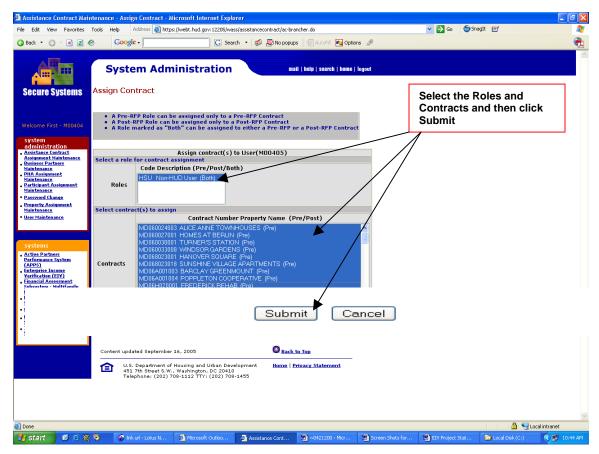
This will bring you to the Assistance Contract Assignment Maintenance screen.

Step 2: Enter the User ID of the EIV User Applicant and select from Property ID (or) Contract ID or CAID to which the EIV User Applicant needs to get the assignments and click on "**Submit**" button.



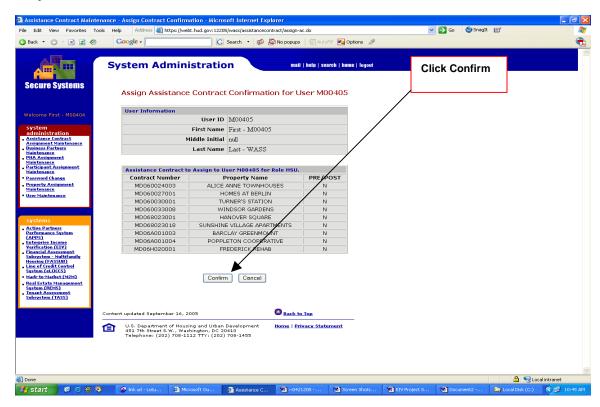
The result will bring you to the Assign Contract screen.

Step 3: Select the **HSU Role**, the **Contracts** from the list provided, and click "**Submit**." EIV Coordinators must assign to the EIV User Applicant **only** those contracts listed on the UAAF, under **Part I. Access Authorization, E. Portfolio**. To assign the entire list, highlight the first property and hold down the shift key while scrolling down to the bottom. To assign some of the properties in a list, hold down the Ctrol key while clicking on each property.



The result will bring you to the Assign Assistance Contract Confirmation for User screen, which displays the confirmation of the assignment, as shown in the next screen, and the Contracts information to which the EIV User Applicant with the specified role has been assigned in WASS for EIV.

Step 4: Click "Confirm"



The resulting screen will show successful assignment of assistance contracts to user.

